
The



Club

Issue #14
March
2011

An Elite Club Open To Anyone Interested In Making Their Homes Better And Having More Fun Doing It

APRIL 5, 2011

8:00 AM!

THE HOMEFIX SHOW

GOES BACK TO

TWO HOURS!

(DETAILS ON PAGE 8!)

IF ONLY IT COULD TELL THE STORIES

By Joe Prin

So where do you think it came from, where has it been? It has always been somewhat of a fascination of mine to know where things came from. I can look around my workshop and pretty much tell you where every nut, bolt, bracket and tool came from, or from whom. Same goes for the contents of my home. Except this trunk.

Sometime in the 70's, my Wife Vicki bought this trunk at an Antique Shop in Colorado. Then was where her history on the item began. From then till now, it has served as a storage locker for blankets and quilts, sweaters and even photo albums and special trinkets.

But there is a story to be told here that we do not know. At some point in the past, a previous owner painted the trunk a blue-ish green color. It had a busy life after the paint job because it is well worn in most areas. The metal is rusted badly on the bottom, to the point of being downright dangerous to hands and flooring. The wood interior has peeling paper and cracks and splits throughout. The hinges for the lid are still functional, but not for much longer. Only one side still has the leather strap.

I was told by someone that these trunks were originally sold to "The Rich Folks". Normal people bought flat top trunks to move their goods. The rich ones bought these because they had to be stacked on top of the others and were treated to better care and were off loaded first. Also, baggage handlers could not walk on top of them. Truth? I don't know, but it makes a good story.

The one feature of this trunk that causes my imagination to wander is the front lock mechanism. Or lack of it. It has been blasted off by a shot gun. The metal is peppered with holes and a few shot show up in the interior from time to time.



Somebody wanted into this trunk bad enough to pull the trigger. What did they find? Family treasures, jewelry? Or blankets, quilts and sweaters?

When we moved to Idaho, we had the trunk appraised along with our other antiques. "A few hundred dollars". The trunk served us well as a storage vessel and was pretty much used more for art (form) rather than function. As we have been downsizing, we decided to let it go. At a yard sale, we put out the trunk. "\$350 Firm". No takers. The next year, "\$250 Firm" and still no takers. The last time, \$150 Firm with the same results. Although it seemed like thousands of people all knew of a trunk just like this one in their family history, no one needed it bad enough to pop with the cash.

Today we all pull behind us suitcases with telescoping handles and little rubber rollers. In a hundred or so years will we look at one of those and wonder? I doubt it. And I will probably never blast one with a shot gun.

So for now the trunk is on a top shelf in the garage, getting dusty and waiting. Perhaps when the living room is remodeled, it will end up back inside. Time will tell.

BEFORE



AFTER



Here is a nice bathroom makeover that was done last year at a home in South Boise off Victory Road. It was a fun project and the owners were great in choosing materials and helping with design options. The one very noticeable thing that DID NOT change was the pink tub and toilet. A must keep that was protected during the update. *(Pink bathrooms are extremely cool again!)*

In the “After” picture, you will notice the following changes: The laminate floor was removed and DuraStone flooring installed. A new custom vanity built by Western Idaho Cabinets was installed along with a new granite top and tile backsplash. The owners got to go with me to the granite shop and choose the stone, picking one with some very unique and beautiful veins. The original split view medicine cabinet now has a wood frame glued to it to match the cabinets. Most of the wall in the middle was removed and Carpenters Drywall patched everything up and re-textured. I built a glass block partition using three sizes in a pattern the owners came up with. Very unique. The walls of the tub are tile and go to the ceiling with a diagonal center section and three triangular soap dishes. Lighting was upgraded with new fixtures throughout. The closet door on the left was removed and is now just a pass through.

I have heard back from the home owners several times on how much they are enjoying the new master bathroom. It was amazing to me to feel how much bigger the room got by simply removing the one wall section. It feels better and is not nearly as crowded walking through.

My thanks go to the home owners for letting me do this project for them, and their help along the way.

THE COST OF ADDING ON

I am often asked how much it will cost to put an addition onto a home. My smart ass reply usually is “More than you want to spend”. An in all seriousness, I am often right. Luckily with my personality, I can get away with comments like the above. After some explanation.

Adding onto a home is very invasive and the addition extends well beyond the footprint of the actual addition. Landscaping is wiped out and has to be restored. Heating and cooling systems need to be expanded or upgraded. Same for electrical and plumbing. And tying into the existing home requires careful demolition, planning, alignment and connections.

Plans and permits have to be made and sign offs take place all around. Some neighborhoods require Architectural Committee review and approval and older (1978 and before) houses need to be tested for Lead Paint.

The addition you see here is one I completed just after Christmas. It is a workshop, office, and studio for a stain glass hobbyist. It is far from fancy and is about as basic as you can get.

The end of the house where this is built was a gable end with no windows or doors. We just made the house longer. The addition measures 26 x 26. It was determined that it would be more cost effective to raise the new roof above the existing on by a foot rather than trying to blend it in on the same plane. This way, the foundation could be a bit deeper for better crawl access as well as keeping the floor level above ground more



for better plumbing drainage. This was also important because what is not seen here is the finished siding and trim and the new front deck, landscaping, handrails and walk ways.

The interior was kept simple with a 1/2 bath only. The three rooms inside are fully finished with textured sheetrock and paint. Flooring is the varnished wood structural panels. Great look for a workshop.

So, what did it cost? \$36,000 with no repair of landscape. Square footage = 676. Cost per square foot = \$53.25.

To put this into perspective, about a year ago, I did a similar size addition but with stucco and James Hardie siding, Hardwood and carpet floors, a full bath and kitchenette, more windows, taller walls, a separate heating and cooling system, higher grade doors and trim and fancy light fixtures. And the landscaping was restored. This addition cost \$97.20 per square foot.

So, as you can see, materials and other elements can effect the per square foot price quite dramatically. And, as a general rule, it is always more expensive to add on that what the current cost of new construction is. Which by the way right now is around \$70 for mid level homes.

Thinking about adding on? Perhaps this will provide a reality check when you start measuring in the back yard. If I can help you out, please let me know.

- Joe.



AH, CRAP!

Photos from Club Member John L.

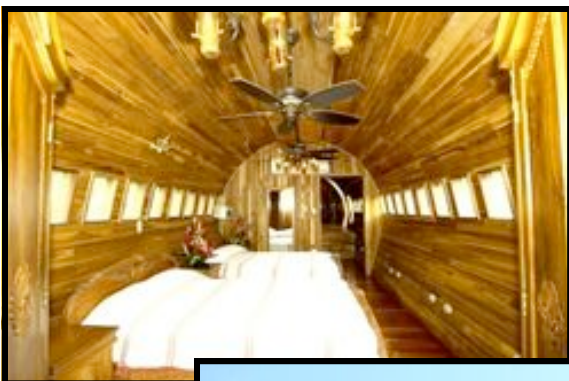


**THINK OF THE MONEY
WE CAN SAVE BY CUT-
TING OUR OWN WOOD!**

Imagine having a Boeing 727 as a home. The plane set Joanne Ussary back \$2,000.00, cost \$4,000.00 to move, and \$24,000.00 to renovate. That's not bad for a \$30,000.00 investment. The stairs open with a garage door remote, and one of the bathrooms is still intact. And let's

not forget the personal Jacuzzi in the cockpit. Sweet.

The Boeing home is featured as part of a collection of creative conversions.



I BET THE INSPECTOR HAD FUN WITH THIS ONE!

PLANNING Is NOT OVERATED

By Joe Prin



I am a big believer in proper planning when it comes to remodeling. I have to be to keep my jobs on schedule and on budget. However, I often have to challenge my clients and customers to do some work on their end before we can have more meaningful discussions.

Some clients have everything picked out when we make first contact. Some have nothing chosen. Most are somewhere in-between. Here is where my advice for today

comes in for you and your next project.

If you read my book, "I Want A New House", you know I like to put things on paper and those papers go in a project notebook. Same is true for remodels.

I want you to build a notebook. Three ring binder, dividers, paper, clear sleeves and all. Old School. Forget the iPad, laptops, and computers. We are going Stone Age here and for a good reason.

Your remodeling notebook is as much for others to look at as for you to review. Nothing beats a notebook for showing what you are thinking.

In this binder you will place all of the product literature, on-line print outs, photos, business cards, and notes. As thoughts and desires evolve and change, out with the old, in with the new.

You also need to make some lists. Lists of your likes and dislikes. (Yes both, not just Likes. Sometimes it is easier to define what you don't want than what you do want.) Lists of decisions that have to be made. Lists of what you want as an end result and another list of what your Spouse wants. What is important and what is only a maybe.

As you travel to showrooms and home shows, gather as they say in the military, Intel. Talk to the representatives and make notes, pick up handouts and catalogs, take pictures of displays and put it all in your notebook sorted under the proper tabs.

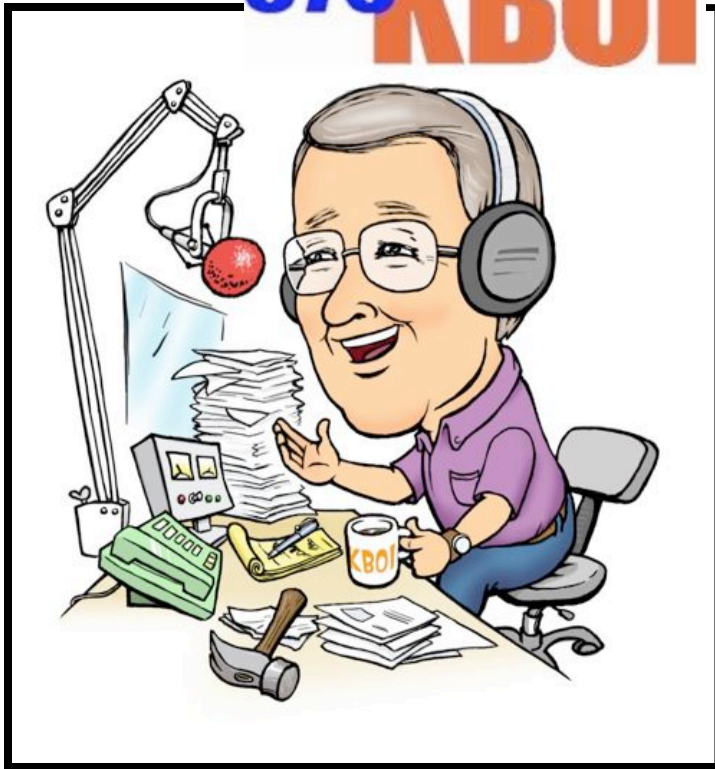
Review your original thoughts and the lists frequently as things change as you progress. Keep costs and projected expense budgets in there too.

So now when I show up and start to talk to you about your bathroom, kitchen, or addition, you have done a lot of the homework as to what you want to see incorporated in the job. And, more intelligent pricing can be determined because more of the material and style selections have been made. He may have been thinking Cherry cabinets. You were thinking White. She wanted Hardwood floors, you wanted Carpet. All of this has been worked out in advance, on paper, in the notebook before I ever get there. And because of this, our meeting is much more productive and informative.

I must say though, that this comprehensive and somewhat exhaustive exercise is not for everyone. You may not know what to choose, what the options are, or where to look for them. 100% in-your-home design service is available, but the cost of the project goes up because time is the most valuable commodity in remodeling and the clock is always ticking as the talking takes place.

670 KBOI

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APRIL 5, 2011
8:00 AM!
THE HOMEFIX SHOW
GOES BACK TO
TWO HOURS!

It is now Official! You asked for it! The HomeFix Show is back to TWO HOURS! Beginning with the April 5, 2011 show, HomeFix will return to its original Two Hour Format with MORE SHOW, more calls, longer features, better interviews, and LESS COMMERCIALS! Now listen to the show from 8AM to 10 AM, our original Saturday time slot.

THANK YOU for your support and encouragement as KBOI and I have been listening to you and your desires for more HomeFix!

It will be great to get this additional time on the air because as you know, the show has been a bit rushed in the one hour format. I will be spreading the sponsors advertising over the two hours, so for a while, the show segments will be longer and there will be fewer commercials per hour. I will see what I can do to keep it this way for as long as financially possible. Thanks again for your support— Joe.

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